



**PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060**

October 18, 2021

The Council of Park City, Summit County, Utah, met virtually in open meeting on October 18, 2021, at 3:30 p.m. in the City Council Chambers.

SPECIAL MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II) NEW BUSINESS

Consideration to Accept or Deny the Southeast Quinn's Junction Annexation Petition, Proposing Annexation of Approximately 1,200 Acres in the Richardson Flat and Clark Ranch Area:

Gretchen Milliken, Planning Director, presented this item and reviewed that on October 8th, the City filed a notice of intent to annex these parcels. On October 13th, the County certified that notices were sent to surrounding property owners and on October 15th the annexation petition was filed with the City Recorder. She explained the history of the property and the relationship the City had with its owner, United Park City Mines (UPCM). It was indicated that within the Flagstaff Development Agreement, UPCM agreed to annex into Park City. Milliken indicated the annexation of property into the City must be a logical extension of City boundaries and must be consistent with the

intent and purpose of the General Plan. The preliminary review of the area did not reveal any adverse impacts or economic issues with regard to providing municipal services for the anticipated uses.

Three options were presented for Council consideration: accept the annexation petition, deny the annexation petition, or neither accept or reject the petition at this time and discuss the issue further at the next regular meeting.

Council Member Doilney stated the County certified the annexation petition and he guessed they were comfortable with the process. Margaret Plane clarified the County's role at this stage was to send notices and the County's certification indicated they completed that task. They acted quickly and the City was appreciative of that.

Council Member Joyce asked if a rezone would be required if the City wanted to put up to 40 acres of affordable housing on the Clark Ranch property. Milliken stated there was a space for nonrecreational use, but rezoning would be required before affordable housing could be approved for that parcel. Mayor Beerman reviewed that the Citizens' Open Space Advisory Committee (COSAC) originally designated 10-12 acres for affordable housing, but Council requested an analysis of the property to determine an accurate acreage that could accommodate affordable housing.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Joyce asked what the next steps in the annexation process were. Plane stated if the petition was approved, then it would go to the City Recorder for certification. She would ask the County or others for information and had up to 30 days to consider the petition for certification. After certification, it would go into a more thorough review process. Milliken stated after that review process and a vetting with the public, it would go to the Planning Commission and Council for approvals. Plane indicated the public would have the opportunity to give input at the Planning Commission and Council public hearings.

Mayor Beerman calculated about 900 total acres from the parcels and asked if anything else was included besides the highway. Milliken stated the land alongside the highway was also included. Council Member Worel asked how long the annexation process would take. Milliken stated it would take a few months for review and then it would be scheduled at future Planning Commission and Council meetings. Plane indicated there were tentative timelines, but it could take up to 12 months. She thought this process could be compressed depending on how quickly each step was completed.

Council Member Henney asked what communication had transpired thus far between the City and County over this annexation. Mayor Beerman stated the City and County had been working on this at the staff level and the goals were aligned between the entities. There had been no direct communication with the County Council since the petition was made. Matt Dias indicated Summit County had always been respectful and aware of the City's development agreement with UPCM. The City had a good partnership with the County. Council Member Henney referred to the annexation between Hideout and Summit County and noted that Hideout initially had referenced a good partnership and alignment with Summit County. He didn't want the annexation petition to disrupt the relationship with the County. He also verified that the annexation would keep the area for low density and recreational purposes.

Council Member Doilney moved to accept the Southeast Quinn's Junction Annexation Petition, proposing annexation of approximately 1,200 acres in the Richardson Flat and Clark Ranch area. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

III) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder